

**ORDINANCE NO. 20100527-069**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11902 NORTH IH-35 SERVICE ROAD SOUTHBOUND FROM LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office (LO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2009-0162, on file at the Planning and Development Review Department, as follows:

Lot 106, Walnut Forest Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 6, Page 127, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11902 North IH-35 Service Road Southbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Automotive washing (of any type) use and automotive repair services use are prohibited as accessory uses to automotive rental use.
- C. The following uses are prohibited uses of the Property:

Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Business or trade school	Business support services
Commercial off-street parking	Drop-off recycling collection facility

Exterminating services  
Funeral services  
Hotel-motel  
Indoor sports and recreation  
Outdoor sports & recreation  
Personal improvement services  
Restaurant (general)  
Congregate living  
Community recreation (public)  
Hospital services (general)  
Residential treatment  
Medical offices (not exceeding 5000 sq. ft. gross floor area)

Food preparation  
General retail sales (general)  
Indoor entertainment  
Outdoor entertainment  
Pawn shop services  
Research services  
Theater  
Community recreation (private)  
Group home, Class II  
Hospital services (limited)

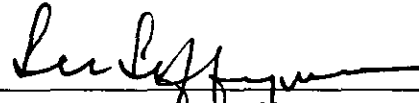
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on June 7, 2010.

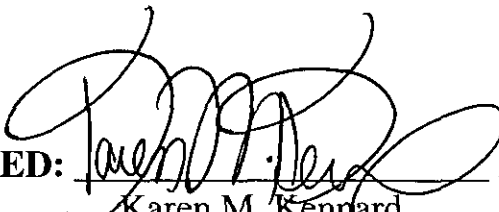
**PASSED AND APPROVED**

\_\_\_\_\_, May 27, 2010

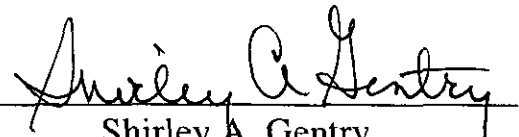
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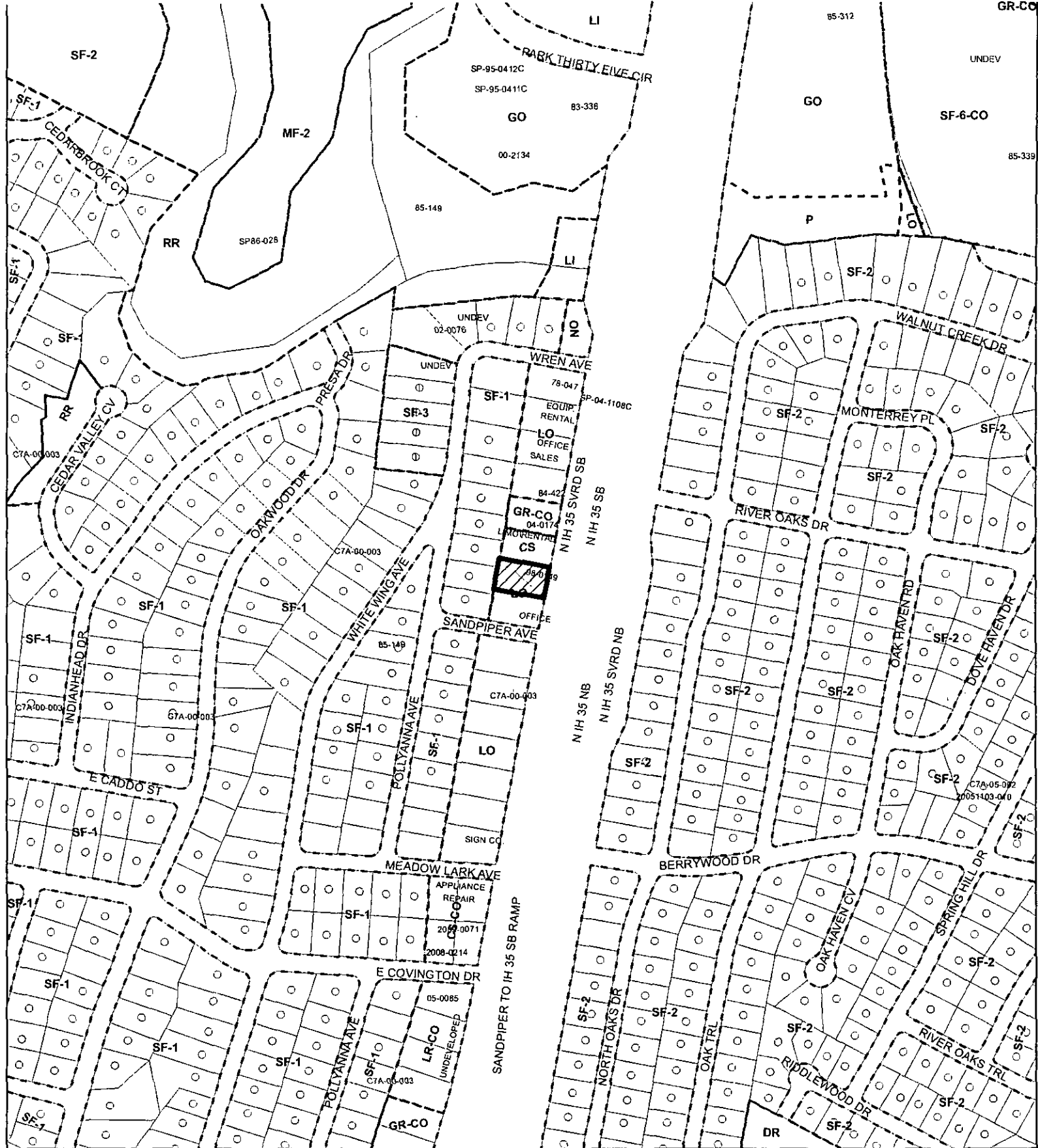
  
\_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Karen M. Kennard  
Acting City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Shirley A. Gentry  
City Clerk



**SUBJECT TRACT**



**ZONING BOUNDARY**



**PENDING CASE**

**OPERATOR: S. MEEKS**

## ZONING EXHIBIT A

**ZONING CASE#:** C14-2009-0162  
**ADDRESS:** 11902 N IH 35 SVRD SB  
**SUBJECT AREA:** 0.37 ACRES  
**GRID:** M32  
**MANAGER:** S. SIRWAITIS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.